



5 Rutland Gardens
Gosberton, Spalding, Lincolnshire, PE11 4HR

Guide Price
£195,000

3 Bedroom Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Extended Detached Home
- Three Bedrooms
- Generous Rear Garden
- Off Road Parking & Garage
- Open Plan Dining Kitchen
- Lounge & Sitting Room
- Upstairs Bathroom & Downstairs Shower Room
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 5 Rutland Gardens, Gosberton, Spalding, Lincolnshire, PE11 4HR](#)



Overview

Modern Method Of Auction - T & C's Apply

This extended three bedroom detached family home is situated within the heart of the popular village of Gosberton, being within close proximity to the village centre with its amenities and local schools. Benefitting from off road parking and a generous size rear garden, the property is ideal for the growing family with children and/or pets or keen gardeners. Offering generous space both indoors and out, this spacious property offers a fantastic opportunity for buyers seeking a home they can adapt and personalise to their own tastes and requirements.

Accommodation briefly comprises Entrance Hall, Lounge to the front, Dining Room being open plan to the Kitchen, Sitting Room overlooking the rear garden with brick built fireplace and Utility/ Downstairs Shower Room including a WC. Upstairs there are three good size bedrooms and a family bathroom.

Outside the garden is a generous size, ideal for entertaining or outdoor activities and is mainly laid to lawn with a variety of mature trees and shrubs. There is a good size paved seating area. A tarmac driveway to the front provides off road parking and gives access to the single garage.







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Approximate Area = 1436 sq ft / 133.4 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1558 sq ft / 144.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1472992



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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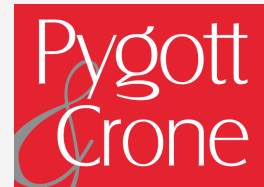
Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





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is on the market with our Spalding branch

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